

**ROBERT
HALE
HOMES FOR
SALE**

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX
MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**1A, ELLIOTT ROAD,
MARCH,
PE15 8BL.**

THE PROPERTY

THREE BEDROOMED DETACHED HOUSE * 20FT LOUNGE PLUS
15FT SEPARATE DINING ROOM * CONSERVATORY * ENCLOSED
GARDENS TO REAR * 22FT GARAGE PLUS MULTI-VEHICLE OFF
ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE
GLAZING VIEW NOW!

PRICE

Reduced to

~~£310,000~~
~~£325,000~~

~~O.I.E.O. £300,000~~
FREEHOLD

£275,000

EPC BAND D

COUNCIL TAX

BAND C

FENLAND DISTRICT COUNCIL

REF. NO. M4754

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. NO. M4754

1A ELLIOTT ROAD, MARCH

HOW TO GET THERE

From the Fountain near our March office proceed along Dartford Road. After passing the Diana Tandoori Restaurant turn left into Elliott Road. The property is situated shortly on the right hand side.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With stairway off, walk-in cloaks cupboard with light, central heating thermostat.

LOUNGE

20'2"(max) x 11'9"(max) With feature fire surround enclosing a fitted "living flame" gas fire, feature archway to conservatory.

DINING ROOM

15'4"(max) x 13'6"(max) With feature fire surround enclosing a fitted "living flame" gas fire.

FITTED KITCHEN

12'3"(max) x 9'(max) With tiled floor, wine rack, electric hob hood, range of wall cupboards, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer 1½ bowl sink unit with mixer tap and cupboards under, space/plumbing for dishwasher, automatic washing machine.

GROUND FLOOR CLOAKROOM/W.C. With low level w.c., hand washbasin.

INNER LOBBY

With tiled floor, fitted store cupboards.

UPVC LEAN-TO CONSERVATORY 12'8"(max) x 9'10"(max) With double glazed sliding doors to rear garden.

FIRST FLOOR

LANDING

Access via foldaway ladder to part boarded loft.

BATHROOM/W.C.

With laminate floor, built-in linen cupboard, pedestal washbasin, low level w.c., panelled bath with shower overhead, tiled walls, light/shaver point.

BEDROOM NO. 1

15'4"(max) x 13'6"(max) With three built-in double wardrobe/cupboards.

BEDROOM NO. 2

13'5"(max) x 12'(max) With built-in wardrobe/cupboard.

BEDROOM NO. 3

10'4"(max) x 7'6"(max)

OUTSIDE

COLD WATER TAP.

GARAGE

22'2"(max) x 8'5"(max) With power and lighting, Glow Work gas fired wall mounted combi boiler, cold water tap.

GARDENS

Gardens to front down to an ornamental concrete multi-vehicle off road parking space. Concrete pathway leads along the side of the house through a timber gate to the enclosed rear garden which is laid to lawn with paved/concrete patio area.

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